



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT  
100 W. OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401-3604

September 12, 2023

Regulatory Division  
SAS-2022-00645

Mr. Brett Bennett  
Greenland Developers  
Post Office Box 1628  
Springfield, Georgia 31329

Dear Mr. Bennett:

PLEASE READ THIS LETTER CAREFULLY AND COMPLY WITH ITS PROVISIONS.

We are enclosing your final, signed Department of the Army permit to expand an existing warehouse facility located east of Old Augusta Road and north of Georgia Highway 21, in Rincon, Effingham County, Georgia (Latitude 32.0967, Longitude -81.2316). This permit authorizes permanent impacts to 12.51 acres of wetland and 4.47 acres of open water.

You have agreed with the terms and conditions of this final permit. Failure to meet and comply with the time frames and conditions of this permit may result in adverse actions and/or a Cease and Desist All Work Order being taken and/or issued by this office.

You will display the enclosed yellow Engineer Form 4336 in a conspicuous location at the site of work and have a complete copy of the permit with enclosures at the work site at all times.

This office must be notified 10 days in advance of your intent to start work on this project. You must also notify this office when the project is completed.

IT SHALL NOT BE LAWFUL TO DEVIATE FROM THE PLANS EITHER BEFORE OR AFTER COMPLETION OF THE WORK, unless a plan reflecting the modification has previously been submitted to and approved by this office.

In addition, please note that the permit not only authorizes the work, but also its intended use. No use other than that specified in this permit can be made of permitted work, or structures.

This letter contains a signed permit for your proposed warehouse expansion project. If you object to this decision due to certain terms and conditions therein, you may

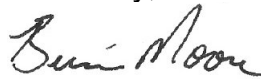
request that the permit be modified under our regulations at Title 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Appeal Process (NAP) Fact Sheet and Request for Appeal (RFA) Form. To request that the permit be modified you must complete Section II of the enclosed form and return the form to the District Engineer at the address shown above.

In order for an RFA to be accepted, the U.S. Army Corps of Engineers must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the District Engineer within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by this deadline.

It is not necessary to submit an RFA form to the District Office if you do not object to the permit decision.

If you have any questions, please contact me at 912-652-5349.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Moore".

K. Brian Moore

Team Lead, Management Branch

Enclosures

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS  
AND REQUEST FOR APPEAL**

Applicant: Mr. Brett Bennett		File Number: SAS-2022-00645	Date: September 12, 2023
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
X	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
	APPROVED JURISDICTIONAL DETERMINATION	D	
	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at [http://www.usace.army.mil/CECW/Pages/reg\\_materials.aspx](http://www.usace.army.mil/CECW/Pages/reg_materials.aspx) or Corps regulations at 33 C.F.R. § Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.

APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appeal able. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

**SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process, you may contact:

Mr. Brian Moore  
U.S. Army Corps of Engineers, Savannah District  
100 W. Oglethorpe Avenue  
Phone: 912-652-5349  
E-mail: [keary.b.moore@usace.army.mil](mailto:keary.b.moore@usace.army.mil)

If you only have questions regarding the appeal process, you may also contact:

Mr. Philip A. Shannin, Administrative Appeal Review Officer  
CESAD-PDS-O  
U.S. Army Corps of Engineers, South Atlantic Division  
60 Forsyth Street, Floor M9  
Atlanta, Georgia 30303-8801  
Phone: (404) 562-5136; Fax (404) 562-5138  
Email: [philip.a.shannin@usace.army.mil](mailto:philip.a.shannin@usace.army.mil)

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation and will have the opportunity to participate in all site investigations.

<hr/> Signature of appellant or agent.	Date:	Telephone number:
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## DEPARTMENT OF THE ARMY PERMIT

PERMITTEE: Mr. Brett Bennett  
Greenland Developers  
Post Office Box 1628  
Springfield, Georgia 31329

PERMIT NUMBER: SAS-2022-00645

ISSUING OFFICE: Savannah District  
U.S. Army Corps of Engineers  
100 West Oglethorpe Avenue  
Savannah, Georgia 31401

NOTE: The term "you" and its derivatives used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate District or Division office of the U.S. Army Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

PROJECT DESCRIPTION: Permanent impacts to 12.51 acres of wetland and 4.47 acres of open water associated with the construction of an additional 2,468,800 square foot warehouse facility.

PROJECT LOCATION: The project site is located east of Old Augusta Road and north of Georgia Highway 21, in Rincon, Effingham County, Georgia (Latitude 32.0967, Longitude -81.2316).

### 1. PERMIT CONDITIONS:

#### a. General Conditions.

(1) The time limit for completing the work authorized by this Individual Permit ends on July 31 2028. If you find that you need more time to complete the authorized activity, you must submit a request for your permit extension at least one month prior to the above date.

(2) You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity, or should you desire to abandon it without a

good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

(3) If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

(4) If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

(5) If a conditioned Water Quality Certification has been issued for your project, you must comply with conditions specified in the certification as Special Conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

(6) You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

(7) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States because of any such removal or alteration.

#### b. Special Conditions

(1) All dredged or borrowed material used as fill in waters of the United States will be from clean, uncontaminated sources and free from cultural resources. For the purposes of these special permit conditions, the term waters of the United States include all jurisdictional streams, wetlands, open waters, ditches, swales, and other conveyance located on the project site.

(2) Unless specifically authorized by this permit, no construction, discharge of fill material, excavation, mechanized land clearing, tree or other vegetation removal, stockpiling of fill material or other work/activity will occur in waters of the United States.

(3) Prior to any land disturbing activity on the project site, the permittee shall clearly mark all waters of the United States that are authorized to be impacted (impact-waters).

Acceptable forms of marking include high visibility orange construction fencing or flagging at eye level, at intervals of 25 feet or less along the entire jurisdictional boundary. Pin flags or other ground level marking is not acceptable. The boundaries of impact-waters and no-impact-waters will be marked differently, to ensure that these areas are clearly identifiable to equipment operators. All no-impact-waters marking will be maintained until the entire project has been completed.

(4) Unless specifically authorized by this permit, borrow pits or sites for stockpiling fill dirt are prohibited within 200 feet of stream banks or within 50 feet of wetlands and open waters to minimize the potential for introduction of sediment into waters of the United States.

(5) Construction debris, uncured concrete, demolition debris, or other waste materials will not be discharged into streams, wetlands, or other open waters; or placed at sites near such areas, where migration into waters of the United States could be anticipated.

(6) Equipment staging areas and equipment maintenance areas are prohibited within 200 feet of streambanks or within 50 feet of wetlands and other open waters to minimize the potential for wash water, petroleum products, or other contaminants from construction equipment entering waters of the United States.

(7) The permittee shall ensure that all features of the project's master drainage plan, such as drainage ditches, road-side ditches, swales, and other storm-water conveyances are designed and constructed to avoid: drainage of wetlands; diversion of storm-water away from wetlands; and other hydrologic alterations of natural drainage patterns that will adversely impact wetlands. The permittee shall be responsible for any inadvertent and/or unforeseen hydrologic impacts to waters of the United States resulting from alteration of natural drainage patterns. The permittee shall also ensure that secondary road ditches and/or small after-project drainage ditches do not inadvertently impact wetlands or waters of the United States.

(8) The permittee shall minimize bank erosion and sedimentation in construction areas by utilizing Best Management Practices for stream corridors, installing and maintaining significant erosion and sediment control measures, and providing daily reviews of construction and stream protection methods. Check dams and riprap placed in streams and wetlands as erosion control measures are considered a fill and not authorized under this permit unless they were specifically authorized by this permit.

(9) All work conducted under this permit will be located, outlined, designed, constructed and operated in accordance with the requirements of the Georgia Erosion and Sedimentation Control Act, as amended. Utilization of plans and specifications contained in the "Manual for Erosion and Sediment Control, (Latest Edition)," published by the Georgia Soil and Water Conservation Commission, will aid in achieving compliance with the Georgia Erosion and Sedimentation Control Act.

(10) The permittee shall install and maintain erosion and sediment control measures in upland areas of the project site, in accordance with the Georgia Erosion and Sedimentation Control Act to minimize the introduction of sediment into and the erosion of streams, wetlands and other waters of the United States. This permit does not authorize installation of check-dams, weirs, bulkheads or other erosion control measures in streams, wetlands or other waters of the United States. The permittee shall obtain Corps authorization prior to installing any erosion control measures in waters of the United States.

(11) The permittee shall install and maintain erosion and sediment control measures in fill material that is authorized to be discharged in streams, wetlands and other waters of the United States, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975; and permanently stabilize fill areas at the earliest practicable date.

(12) Once the project site is sufficiently stabilized through re-vegetation, the permittee shall remove all silt fencing and other non-biodegradable erosion control measures from stream banks, riparian areas, wetlands and upland areas immediate adjacent to other waters of the United States.

(13) The permittee shall obtain and comply with all appropriate Federal, state, and local authorizations required for this type of activity. A stream buffer variance may be required. Variances are issued by the Director of the Georgia Environmental Protection Division (Georgia EPD), as defined in the Georgia Erosion and Sedimentation Control Act of 1975, as amended. It is our understanding that you may obtain information concerning variances at the Georgia EPD's website at [www.epd.georgia.gov](http://www.epd.georgia.gov) or by contacting the Watershed Protection Branch at (404) 463-1463.

(14) The permittee shall comply with all conditions of the attached Water Quality Certification, issued by the State of Georgia, Department of Natural Resources, Environmental Protection Division, dated October 14, 2022, pursuant to Section 401 of the Clean Water Act.

(15) If you or your contractors discover additional federally listed threatened or endangered species and/or their habitat while accomplishing the activities authorized by this permit, you must immediately STOP work and notify the Corps within 24 hours. The Corps will contact the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service to determine if the species and/or habitat warrant further consultation.

(16) Prior to the commencement of any permitted construction activity in designated floodplains and/or floodways on the project site, the permittee shall insure that the activity complies with the applicable rules, requirements and regulations of the regulatory programs administered by the Federal Emergency Management Agency and/or the Georgia Floodplain Management Office; including revision of the National Flood Insurance Program map, if required.



(17) This permit does not authorize interference with any existing or proposed Federal Project and the permittee shall not be entitled to compensation for damage or injury to the structures or work authorized herein, which may be caused by or result from existing or future operations undertaken by the United States in the public interest.

(18) A copy of this permit, including the approved drawings and plans, special conditions, and any amendments will be maintained at the work site whenever work is being performed. The permittee(s) shall assure that all contractors, subcontractors, and other personnel performing the permitted work are fully aware of the permit's terms and conditions.

(19) The permittee shall notify the issuing office, in writing (electronic mail is acceptable), at least ten days in advance of their intent to commence work in waters of the United States for the permitted activity. The permittee shall also notify this office, in writing, 30 days after this project is completed using the enclosed Certification of Compliance Form.

(20) All work will be performed in accordance with the following attached exhibit which is incorporated in and made part of the permit: "Preferred Plan / Cross Section, Plans of Kicklighter-Hobbs Industrial Development At Old Augusta Road," sheets C1 and C2, dated 01-23-2022.

(21) The permittee shall purchase a total of 75.12 legacy wetland mitigation credits (9.39 2018 SOP wetland mitigation credits) from the Yam Grandy Wetland and Stream Mitigation Bank and submit documentation of this credit purchase to the U.S. Army Corps of Engineers. The credit purchase documentation must reference the Corps file number assigned to the permitted project. The mitigation shall be phased in accordance with Table 1 below. Prior to the commencement of each phase, the permittee shall purchase all wetland credits within the phase as identified in the table below. During the term of this permit, should the Yam Grandy Wetland and Stream Mitigation Bank not have wetland credits available for purchase at the time of planned phase, the permittee may purchase required credits from Corps' approved mitigation banks with a primary or secondary service area servicing the Permit Area (HUC 03060109), or purchase in-lieu-fee credits, if available. The permittee shall notify the Corps in writing prior to the purchase of compensatory mitigation credits from an alternate source.

Phase	Label	Acreage		WQFC	Impact Category	WQFC Impact	Duration	Total WQFC Impact	2018 Credits Owed		Legacy Wetland Credits Owed	
									Impact	Phase	Impact	Phase
2	Wetland 8	0.73	0.88	0.75	1	0.75	1	0.75	0.550	0.66	4.4	5.28
	Wetland 9	0.15		0.75	1	0.75	1	0.75	0.110		0.88	
3	Wetland 12	0.46	7.43	0.75	1	0.75	1	0.75	0.350	2.41	2.8	19.28
	Wetland 21	0.25		0.75	1	0.75	1	0.75	0.190		1.52	
	Wetland 22	0.64		0.75	1	0.75	1	0.75	0.480		3.84	
	Wetland 23	0.80		0.75	1	0.75	1	0.75	0.600		4.8	
	Wetland 24	1.05		0.75	1	0.75	1	0.75	0.790		6.32	
	Pond 3	4.23		0	1	0	1	0	0.000		0	
4	Wetland 14	0.56	8.67	0.75	1	0.75	1	0.75	0.420	6.32	3.36	50.56
	Wetland 15	7.87		0.75	1	0.75	1	0.75	5.900		47.2	
	Pond 2	0.24		0	1	0	1	0	0.000		0	
Sum									9.390		75.12	

22) Wetland and/or Stream Avoidance/Minimization Areas: The permittee shall avoid the remaining 52.13 acres of on-site wetland, as detailed on the attached exhibit described in special condition (20). These natural wetland areas were avoided as part of the permit application review process and therefore will not be disturbed by any dredging, filling, mechanized land clearing, agricultural activities, or other construction work whatsoever. The U.S. Army Corps of Engineers reserves the right to deny review of any requests for future impacts to these natural wetlands and/or stream areas.

## 2. FURTHER INFORMATION:

a. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33

United States Code (U.S.C.) § 403) and Section 404 of the Clean Water Act (33 U.S.C. § 1344).

b. Limits of this Authorization.

(1) This permit does not obviate the need to obtain other federal, state, or local authorizations required by law.

(2) This permit does not grant any property rights or exclusive privileges.

(3) This permit does not authorize any injury to the property or rights of others.

(4) This permit does not authorize interference with any existing or proposed federal projects.

c. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

(1) Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

(2) Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

(3) Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

(4) Design or construction deficiencies associated with the permitted work.

(5) Damage claims associated with any future modification, suspension, or revocation of this permit.

d. Reliance on Applicant's Data. The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

e. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require reevaluation include, but are not limited to, the following:

(1) You fail to comply with the terms and conditions of this permit.

(2) The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate.

(3) Significant new information surfaces which this office did not consider in reaching the original public interest decision. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation

procedures contained in 33 Code of Federal Regulations (C.F.R.) § 325.7, or enforcement procedures such as those contained in 33 C.F.R. § 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order, which requires you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate.

(4) You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 C.F.R. § 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

f. Extensions. General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally consider a request for an extension of time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

  
\_\_\_\_\_  
(PERMITTEE)

8/2/2023  
\_\_\_\_\_  
(DATE)

This permit becomes effective when the federal official, designated to act for the Secretary of the Army, has signed below.

**MOORE.KEARY.B.1392158223**

Digitally signed by MOORE.KEARY.B.1392158223  
Date: 2023.09.12 07:29:40 -04'00'

\_\_\_\_\_  
Issued for and on behalf of:  
Ronald J. Sturgeon, PMP  
Colonel, U.S. Army  
Commanding

\_\_\_\_\_  
(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEREE)

(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To request the transfer of this permit and the associated liabilities with compliance with its terms and conditions, the permittee and transferee must sign and date below.

(PERMITTEE-Printed Name)

(PERMITTEE-Signature)

(DATE)

(TRANSFEREE-Printed Name)

(TRANSFEREE-Signature)

(DATE)

By signature below, the U.S. Army Corps of Engineers hereby validates the transfer of the permit from the permittee named above to the transferee named above.

Issued for and on behalf of:  
Ronald J. Sturgeon, PMP  
Colonel, U.S. Army  
Commanding

(DATE)

Regulatory Division

CERTIFICATION OF COMPLIANCE  
DEPARTMENT OF THE ARMY PERMIT

PERMIT FILE NUMBER: SAS-2022-00645

PERMITTEE ADDRESS: Mr. Brett Bennett, Greenland Developers, Post Office Box 1628, Springfield, Georgia 31329

LOCATION OF WORK: The project site is located east of Old Augusta Road and north of Georgia Highway 21, in Rincon, Effingham County, Georgia (Latitude 32.0967, Longitude -81.2316).

PROJECT DESCRIPTION: To construct an additional 2,468,800 square foot warehouse facility.

ACRES AND/OR LINEAR FEET OF WATERS OF THE UNITED STATES IMPACTED: Permanent impacts to 12.51 acres of wetland and 4.47 acres of open water.

DATE WORK IN WATERS OF THE UNITED STATES COMPLETED: \_\_\_\_\_

COMPENSATORY MITIGATION REQUIRED: 75.12 legacy wetland mitigation credits (9.39 2018 SOP wetland mitigation credits) from the Yam Grandy Wetland and Stream Mitigation Bank

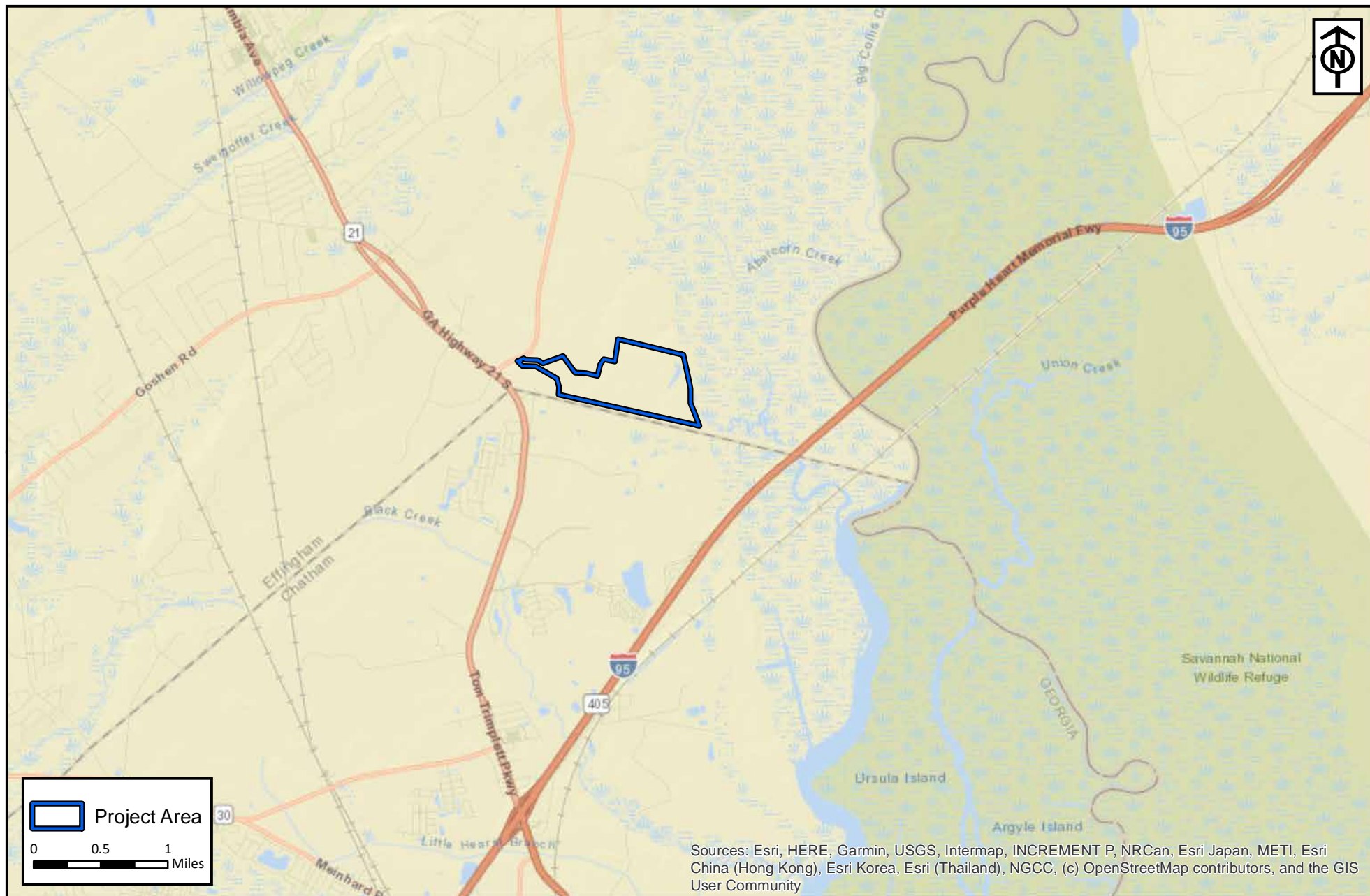
Within 30 days of completion of the activity authorized by this permit, sign this certification and return it to the following address: U.S. Army Corps of Engineers, Attention: Regulatory Division, 100 West Oglethorpe Avenue, Savannah, Georgia 31401.

Please note that your permitted activity is subject to compliance inspection by an U.S. Army Corps of Engineers' representative. If you fail to comply with the permit conditions, it may be subject to suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

\_\_\_\_\_  
Signature of Permittee

\_\_\_\_\_  
Date



RLC Project No.:	22-101
Figure No.:	1
Prepared By:	TS
Sketch Date:	4/4/2022
Map Scale :	1 inch = 1 miles

## Northgate Industrial Development

Effingham County, Georgia

## Project Location Map

Prepared For: Greenland Developers

**RESOURCE+LAND  
CONSULTANTS**

41 Park of Commerce Way, Ste 101  
Savannah, GA 31405  
tel 912.443.5896 fax 912.443.5898



VICINITY MAP

GRID NORTH  
GA EAST ZONE, NAD 83

**PROJECT SUMMARY:**

**TOTAL PROJECT AREA: 262.70 AC**

**NON-REGULATED AREA: 193.59 AC**

**404 WETLAND IMPACT: 12.51 AC**

**404 POND IMPACT: 4.47 AC**

**JURISDICTIONAL WETLAND TO REMAIN: 52.13 AC**

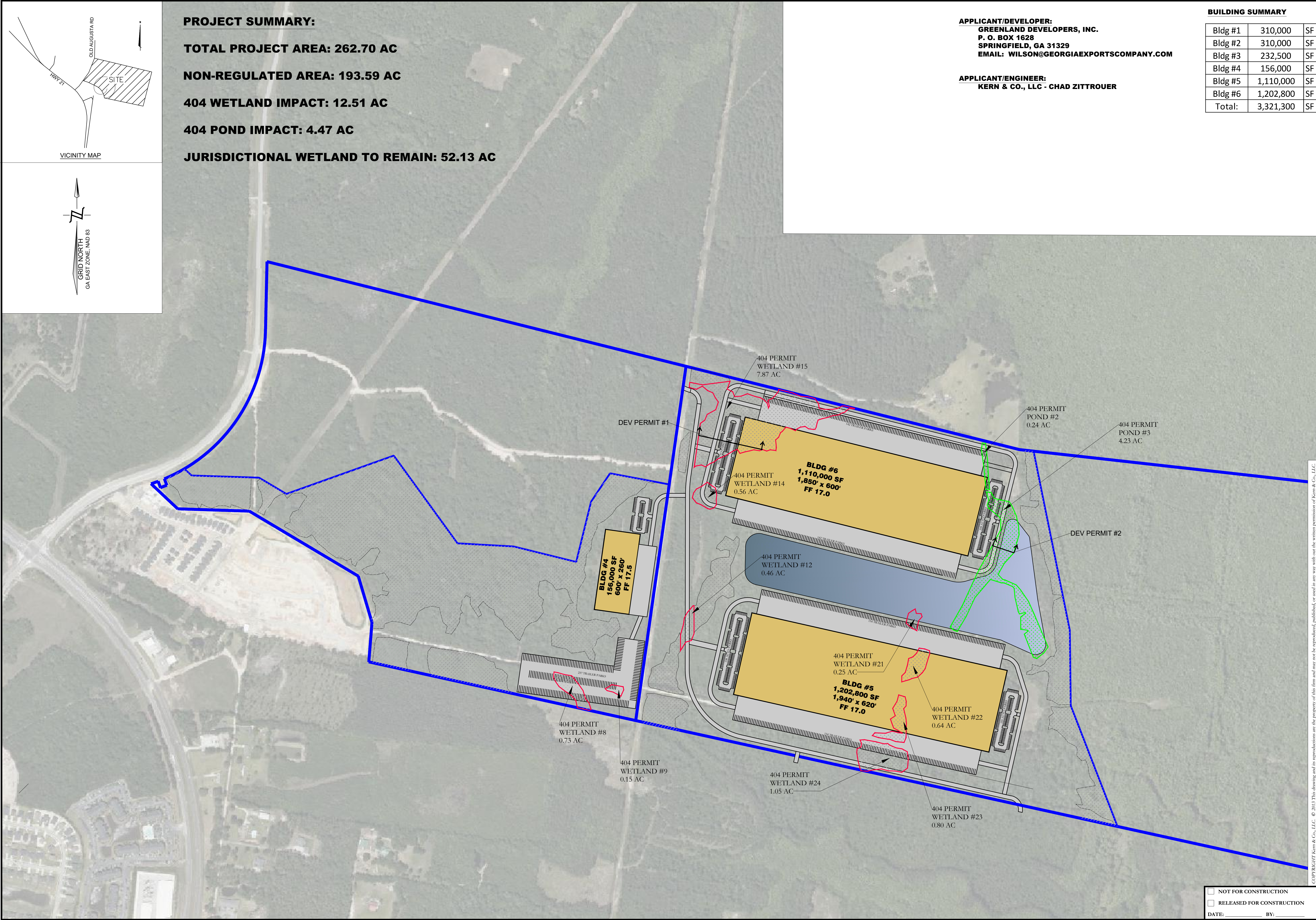
**APPLICANT/DEVELOPER:**  
**GREENLAND DEVELOPERS, INC.**  
**P. O. BOX 1628**  
**SPRINGFIELD, GA 31329**  
**EMAIL: WILSON@GEORGIAEXPORTSCOMPANY.COM**

**APPLICANT/ENGINEER:**  
**KERN & CO., LLC - CHAD ZITTROUER**

BUILDING SUMMARY		
Bldg #1	310,000	SF
Bldg #2	310,000	SF
Bldg #3	232,500	SF
Bldg #4	156,000	SF
Bldg #5	1,110,000	SF
Bldg #6	1,202,800	SF
Total:	3,321,300	SF

**Kern & Co., LLC**  
Consulting Engineers • Land Surveyors • Land Planners  
Architects • Landscape Architects • Environmental Scientist  
7 Mill Creek (31406) P.O. Box 15179 (31416) Savannah, Georgia 31416-8400  
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (313) 225-3737

STAMP:		
STAMP:		
ORIGINAL RELEASED FOR CONSTRUCTION DATE:		
NO	DATE	REVISION



**PLANS OF**  
**KICKLIGHTER-HOBBS INDUSTRIAL DEVELOPMENT**  
**AT**  
**OLD AUGUSTA ROAD**

DRAWING TITLE:

**PREFERRED PLAN**

SCALE: 1" = 300'

PROJECT NO: 210163.000

DATE: 10/17/22

DRAWN BY: ???

CHECKED BY: ???

SHEET NO:

**C1**

☐ NOT FOR CONSTRUCTION  
☐ RELEASED FOR CONSTRUCTION  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_





☐ NOT FOR CONSTRUCTION

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**PLANS OF  
KICKLIGHTER-HOBBS INDUSTRIAL DEVELOPMENT  
AT  
OLD AUGUSTA ROAD**

DRAWING TITLE:

CROSS  
SECTION

SCALE:	1"=50
PROJECT NO:	210163.00
DATE:	1/23/22
DRAWN BY:	???
CHECKED BY:	???

SHEET NO:

## C2



**STAMP:**

**STAMP:**

ORIGINAL RELEASED FOR  
CONSTRUCTION DATE:

NO	DATE	REVISION
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**Richard E. Dunn, Director**

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**EPD Director's Office**

2 Martin Luther King, Jr. Drive  
Suite 1456, East Tower  
Atlanta, Georgia 30334  
404-656-4713

Oct 14, 2022

Mr. Brett Bennett  
Greenland Developers  
Post Office Box 1628  
Springfield, Georgia 31329

Re: Water Quality Certification  
Joint Public Notice SAS-2022-00645  
Northgate Industrial Development Expansion  
Lower Savannah River Watershed  
Effingham County

Dear Mr. Bennett:

In accordance with Section 401 of the Federal Clean Water Act, 33 U.S.C. § 1341, the State of Georgia has evaluated the Northgate Industrial Development Expansion project submitted by Greenland Developers, an applicant for a federal permit or license related to proposed activity in, on, or adjacent to the waters of the State of Georgia.

The State has examined the information regarding the Northgate Industrial Development Expansion project provided to it by Greenland Developers. In accordance with that information, the State of Georgia issues this Section 401 water quality certification to Greenland Developers. This Section 401 water quality certification is subject to the following terms and conditions:

1. To assure compliance with State water quality standards, the applicant shall conduct all activities in a manner that will assure water quality adequate or necessary to protect and maintain designated uses. 33 U.S.C. § 1313(a)-(d); O.C.G.A. § 12-5-23(c)(2),(6),(9),(15); Ga. Comp. R. and Regs. 391-3-6-.03(2)(i), (ii).
  - a. To prevent or avoid degradation of water quality downstream, the applicant shall implement Best Management Practices (BMPs) that have been approved for in-water use to the extent practical and feasible, to minimize total suspended solids (TSS) and sedimentation for any work conducted within a state water or within the delineated boundaries of wetlands. 33 U.S.C. § 1313(a)-(d); O.C.G.A. § 12-5-23(c)(2), (6), (9), (15); O.C.G.A. § 12-5-29(a); O.C.G.A. §§ 12-7-6 to 7; Ga. Comp. R. and Regs. 391-3-6-.03(5).
  - b. In order to prevent or avoid violations of state water quality standards, the applicant must ensure that any fill placed in state waters must be clean fill that is free of solid waste, toxic, or hazardous contaminants. 33 U.S.C. §§ 1311; 1313(a)-(d); O.C.G.A. § 12-5-23(c)(2), (6), (9), (15); O.C.G.A. § 12-5-29(a); Ga. Comp. R. and Regs. 391-3-6-.03(5), (6), (11), (14)-(16).

2. To prevent sedimentation of state waters, the applicant shall ensure that it obtains coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction for discharges comprised of storm water associated with construction activity and any required land disturbing activity permits intended to prevent soil erosion, sedimentation, and deposition into waters of the state. 33 U.S.C. § 1342(p); O.C.G.A. § 12-5-30; O.C.G.A. §§ 12-7-6 to 7; Ga. Comp. R. and Regs. 391-3-6-.06; Ga. Comp. R. and Regs. 391-3-6-.16
3. Modifications to this Project may require an amendment to these conditions. Accordingly, the applicant must notify the Georgia Environmental Protection Division of any modifications to the proposed activity including, but not limited to, modifications to the construction or operation of any facility, or any new, updated, or modified applications for federal permits or licenses for the Project. 33 U.S.C. §§ 1311-1313; O.C.G.A. § 12-5-23(c)(2),(6),(9),(15); Ga. Comp. R. and Regs. 391-3-6-.03.

This certification does not waive any other permit or other legal requirement applicable to this project or relieve the applicant of any obligation or responsibility for complying with the provisions of any other federal, state, or local laws, ordinances, or regulations.

It is your responsibility to submit this certification to the appropriate federal agency. If you have any questions regarding this certification, please contact Stephen Wiedl at [Stephen.Wiedl@dnr.ga.gov](mailto:Stephen.Wiedl@dnr.ga.gov)/404-651-8459.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Dunn", with a stylized flourish at the end.

Richard E. Dunn, Director  
Environmental Protection Division

cc: Ms. Sarah Wise, Corps  
Mr. Eric Somerville, EPA  
Mr. Peter Maholland, FWS  
Ms. Kelie Moore, CRD  
Mr. Troy Smith, Greenland Developers



US Army Corps  
of Engineers®

This notice of authorization must be  
conspicuously displayed at the site of work.

A permit to perform work authorized by statutes and regulations of the Department of the Army at  
east of Old Augusta Road and north of Georgia Highway 21, in Rincon, Effingham County, Georgia (Latitude 32.0967, Longitude -81.2316)

has been issued to Mr. Brett Bennett, Greenland Developers on September 11, 2023

Address of Permittee: Post Office Box 1628, Springfield, Georgia 31329

PERMIT NUMBER

SAS-2022-00645

*Brian Moore*

FOR: District Commander

Ronald J. Sturgeon, PMP

Colonel, U.S. Army Commanding